

# ACADEMY STATION SHOPPING CENTER

3958 N. ACADEMY BLVD, SUITE 103  
COLORADO SPRINGS, CO 80917



**8,400 SF**  
**FOR LEASE**  
**Retail & Office**



**ACADEMY STATION** is a high-visibility, mixed-use shopping center features premier retail and office space. Ideally located at the intersection of Academy Boulevard and Austin Bluffs Parkway, the center offers strong traffic counts and convenient access along one of Colorado Springs' busiest retail corridors, home to many popular national retailers.



Centrally located Shopping Center



Excellent Visibility on Academy Blvd



High-Traffic Retail-Heavy Corridor



Great Customer Access



Abundant Customer Parking



Monument Signage



**60,040 SF**  
RETAIL CENTER  
TOTAL AREA



**8,400 RSF**  
AVAILABLE  
SPACE



**\$10.50 PSF**  
NNN  
LEASE RATE



**\$7.25 PSF**  
OPERATING  
EXPENSES



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**(719) 593-7526**

# FOR LEASE

RETAIL & OFFICE AVAILABLE: 8,400 SF


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**ACADEMY STATION** has a dynamic tenant mix of restaurants, entertainment, health and beauty services, staffing agencies, martial arts, and more. Easy access, abundant parking, and proximity to major roads make it a prime location for growing businesses.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION	17,171	128,973	318,423
 HOUSEHOLDS	7,506	52,271	127,202
 AVG HH INCOME	\$70,047	\$89,096	\$90,264

## TRAFFIC COUNTS

 N ACADEMY BLVD AMERICAN DR S 52,972 VPD 2022

CALL TODAY FOR MORE DETAILS

**719-593-7526**

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